



Westmoor Close, Spennymoor, DL16 7LJ
3 Bed - Bungalow - Detached
£300,000

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*** More photos coming soon ***

A rare opportunity to acquire this stunning and extended THREE BEDROOM DETACHED BUNGALOW situated in this sought after location of Westmoor Close, just off Whitworth Lane, the property occupies a stunning plot on the edge of the cul-de-sac and close to all local shops, schools and amenities and Spennymoor Town Centre is about ½ half away. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. This beautiful bungalow has a endless amount of benefits and some of its key features are ample living space, three good sized bedrooms, large bathroom, off road parking, garage, UPVC double glazing and gas central heating.

In brief the property comprise of entrance, hallway, spacious lounge, large dining room, fitted kitchen, three well proportioned bedrooms and four piece family bathroom. Externally to the front elevation is a stunning mature garden which wraps around both sides of the property leading to the nice sized enclosed garden, the driveway and garage is located to the side of the property. Early viewing is advised to avoid any disappointment.

Agent Note –
Please note any sale will be subject to grant of probate.

EPC Rating F
Council Tax Band D

Hallway

Radiator, uPVC window, storage cupboard, loft access.

Lounge

17'6 x 12'1 (5.33m x 3.68m)

UPVC window, radiator, electric fire and surround.

Dining Room

11'1 x 19'3 (3.38m x 5.87m)

UPVC window, radiator, French doors leading to the side garden.

Kitchen

10'0 x 9'8 (3.05m x 2.95m)

Wall and base units, integrated double oven, hob, space for under counter fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks and flooring, access to the rear, uPVC window, radiator.

Bedroom One

10'7 x 16'2 (3.23m x 4.93m)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

UPVC window, radiator, fitted wardrobes.

Bedroom Three

10'1 x 9'5 (3.07m x 2.87m)

UPVC window, radiator, fitted wardrobes.

Bathroom

8'0 x 7'7 (2.44m x 2.31m)

Large corner bath, shower cubicle, wash hand basin, w/c, radiator, uPVC window, tiled splashbacks.

Externally

This beautiful bungalow sits on a stunning and large plot with a lovely mature garden to the front elevation which wraps around both sides of the property and leads to the private and well presented rear garden and patio. The property also has the added bonus of a garage and driveway.

Garage

20'7 x 10'0 max points (6.27m x 3.05m max points)

Power and lighting, uPVC window, plumbed for washing machine.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band - Approx. £xxxx p.a

Energy Rating: F

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Westmoor Close

Approximate Gross Internal Area
1443 sq ft - 134 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F		37	
G			52
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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